

## 4350 La Sierra Avenue

**Community Development Department** 

Community Meeting #3
February 4, 2015
Collett Elementary School

## **HISTORY**

- Redevelopment Agency acquired to provide affordable housing opportunities
- Redevelopment was eliminated in 2011
- Housing Authority assumed the role of Housing Successor





## HOUSING AUTHORITY REQUIREMENTS

- Provide affordable housing opportunity to households at or below 80% of area median income
- Land write down must be in proportionate to the number of affordable units
  - e.g. 50% affordable units = 50% of land value reduced
- Unable to fund senior housing projects due to SB 341
- 4350 La Sierra must be developed by 2017 as required by SB 341
- Committed to involving the community in the decision making process



## FIRST COMMUNITY WORKSHOP

January 30, 2014: 22 Participants shared their vision



## **COMMUNITY VISION**

- "For-sale" product type preferred (e.g. strong support for single-story, detached homes)
- Low density
- Medium density, depending upon site design (e.g. pocket neighborhood)
- Protect privacy of adjacent neighbors
- Affordable HOA fees

- High quality architecture
- Amenities that include gardens, after school tutoring
- Environmentally friendly (e.g. LED lighting, solar)
- 2-car garage for each unit



### **TIMELINE**

- April 3, 2014: Second Community Workshop Shared draft Request for Proposals and received feedback from 29 residents
- April 15, 2014: Public comments were due on the draft RFP. Seven (7) participants provided written comments. Received request to extend comment period.
- April 23, 2014: Comment period on draft RFP closed and no additional comments were received
- May 9, 2014: RFP was published and made available on-line to potential developers and the public
- July 18, 2014: HA received three (3) proposals from Mary Erickson Community Housing (San Clemente); Abode Communities (Los Angeles); and Meta Housing (Long Beach)
- July December 2014: Staff conducted due diligence of respondents, including several site inspections and reference checks



### MARY ERICKSON COMMUNITY HOUSING

Non-responsive for not meeting the minimum requirements of the RFP.

- Sale to households at 120% AMI
- 100% donation of land value
- Lack experience developing large scale projects
- Lack experience setting up an HOA



Mixture of 26 <u>attached and detached</u> homes within a <u>condominium development</u>



## **ABODE COMMUNITIES**

8, 2-story buildings, 46-stacked flat, rental, 12.26 du/ac





## **ABODE COMMUNITIES**

- Affordability Range
   100% affordable:
  - 5 @ 30% AMI (\$21,100)
  - 10 @ 40% AMI (\$26,000)
  - 19 @ 50% AMI (\$33,500)
  - 11 @ 60% AMI (\$45,500)
- 46-stacked flats, 59 garages and 18 surface parking spaces
  - 6 one-bedroom
  - 26 two-bedroom
  - 14 three bedroom

- No variation of exterior finish materials, architectural details
- Separated 2-story structures from existing homes
- Total Development Cost: \$18.9 million
- Project Funding Gap: \$4.3 million
  - \$1 million land write down (100%)
  - \$3.3 million cash



## META HOUSING PROPOSAL

11 varied height-buildings, 46-townhome units, rental, 11 du/ac











## **META HOUSING PROPOSAL**

- 40-unit townhomes each with two car garages, 29 surface parking spaces
  - 24, 2-bedroom
  - 16, 3-bedroom
- Affordability Range
  - 20% market rate (9 units -\$65,000+)
  - 80% affordable
    - 15 units @ 50% AMI (\$53,600)
    - 15 units @ 60% AMI (\$39,000)
- Multiple exterior finish materials/varied architectural details

- Separated 2-story building massing from existing homes
- Single-story units closest to existing homes
- Total Development Cost: \$16.9 million
- Project Funding Gap:
  - \$2.9M cash
  - \$1.6M in land write down



## **HOMEOWNERSHIP**

Median SFR: \$295,000

- Monthly Payment (PITI): \$1,951
- Minimum annual income: \$70,953 (\$34 per hour)
- Household should not spend more than 33% of their income on home ownership housing costs

Market rate homeownership is unattainable for:

- Athletic Trainers: \$45,760
- Event Planners: \$47,284
- Paralegals: \$53,783
- Librarians: \$56,595
- Aircraft Mechanics: \$62,798
- Web Developers: \$64,871
- Accountants: \$69,110
- Multimedia Animators: \$69,545



Information provided by Southern California Assoc. of Non-Profit Housing (SCANPH) FY2014 Fair Market Rent Documentation System; California Employment Development Department (EDD); DQ News

### RENTALS

#### **Market Rate Monthly Rent:**

- 2 bed/1bath: \$1,120
- Minimum annual income: \$44,800 (\$22 per hour)
- One minimum wage worker earning \$9 per hour supporting a family would have to work 96 hours per week to afford this market rate rent
- Household should not spend more than 30% of their income on rental housing costs

# Market rate rentals are unattainable for:

- Animal Trainers: \$22,461
- Home Health Aides: \$24,325
- Childcare Workers: \$24,365
- Teacher Assistants: \$29,411
- Pre-School Teachers: \$30,837
- Machinists: \$34,895
- Pharmacy Technicians: \$35,724
- Chefs & Head Cooks: \$35,762
- Reporters: \$41,278
- Graphic Designers: \$42,269



Information provided by Southern California Assoc. of Non-Profit Housing (SCANPH) FY2014 Fair Market Rent Documentation System; California Employment Development Department (EDD); DQ News

### **INCOME LEVELS**

#### 2014 Area Median Income (AMI) for Riverside County:

• \$65,000 for a family of 4

#### Maximum Income for a 4 Person Household:

- 60%-80% AMI: \$53,600
  - max. housing cost: 2 bedroom \$878/3 bedroom \$975
- •50% AMI: \$32,500
  - max. housing cost: 2 bedroom \$731/3 bedroom \$813
- •30% AMI: \$20,100
  - max. housing cost: 2 bedroom \$439/3 bedroom \$488



## **CONTACT INFORMATION**

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Legislative Field

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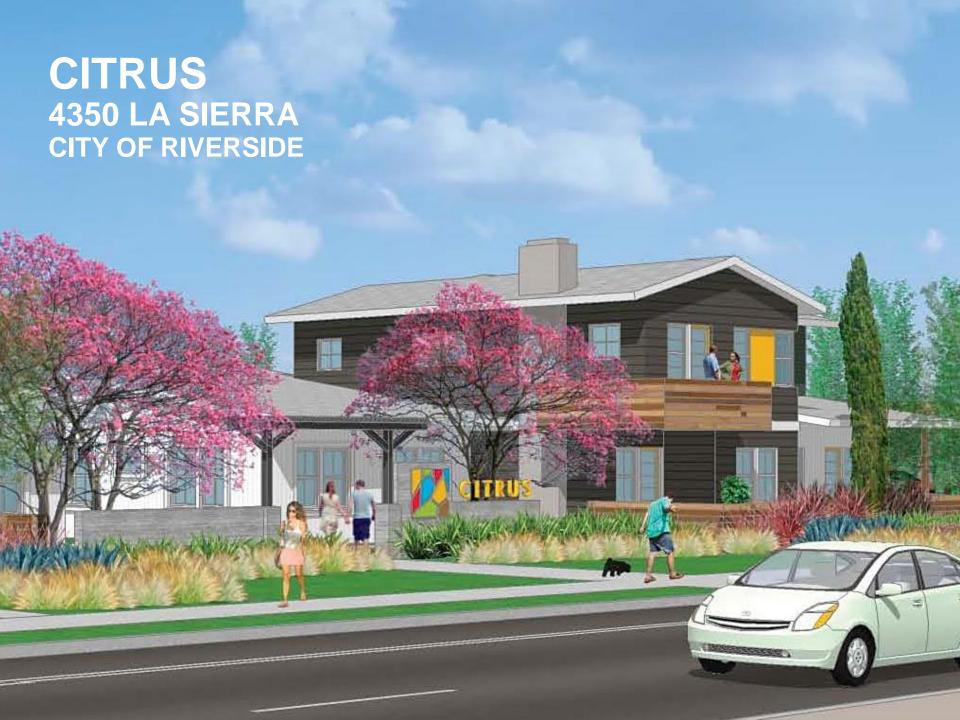
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### **Project Team**



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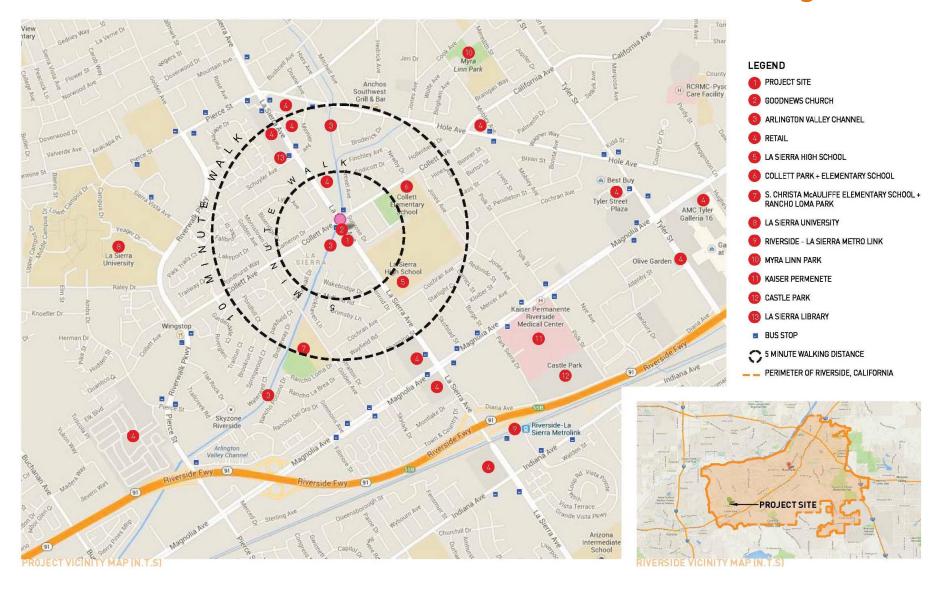


# **Project Vision**





#### **Context Diagram**







#### Site Context

Reflects Riverside's agricultural heritage – citrus industry

#### Massing

- Vehicular drive encircling the buildings in the center of the site orienting towards a pedestrian active meadow
- Two farmhouses inspired homes along La Sierra Avenue, serve as a pedestrian gateway, flanking the central pedestrian walkway into the heart of the site
- 1-story + 2-story building massing to resemble large homes
- Centrally located community building inspired by barn iconography
- Each building steps down in scale towards the single family neighborhood to the west and south of the property
- Citrus groves and poplar tree windbreaks provide a buffer for adjacent neighboring properties

## Design Mission & Goals

Design a quality affordable family housing community at a village scale. Also, integrate an expansive green defined by buildings on four sides set back from the surrounding neighbors.





- Healthy Living & Open Spaces
  - The buildings are interconnected by large open spaces
  - Provide large residential ground floor patios, porches, and unit entries along central open space to activate the site and deter crime
  - Organizing neighborhood activities around a central meadow to encourage walking and socialization
  - Three times the required open space
  - Educational classes for healthy living
  - Large kitchen within community building where residents can learn how to prepare locally grown food for consumption
  - On-site laundry with direct access to meadow
  - Age specific tot lots and a small field to provide children with a safe environment for physical activity
  - One and two story units provide variety for various mobility options

# Design Mission & Goals







# **Design Mission & Goals**







# **Precedent Imagery Architecture**





















# **Precedent Imagery Landscape**





























#### Site Plan







#### **Project Overview**

- 40 Mixed-Income Units
  - 9 market rate (22.5%)
  - 15 low income units (37.5%)
  - 15 very low income units (37.5%)
  - 1 manager's unit (2.5%)
- Unit Mix
  - 24 2 bedroom units
  - 16 − 3 bedroom units
- Financed w/ 9% Tax Credits
- Parking Summary: 92 spaces or +/- 2.25 Spaces per Unit
  - Tenant spaces: 80
  - Visitor spaces: 12







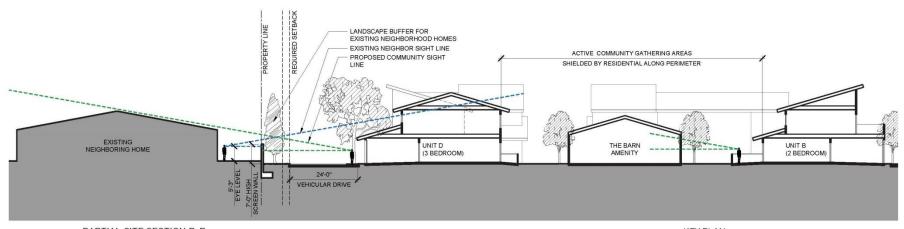
# Pedestrian View of Meadow + Community Building

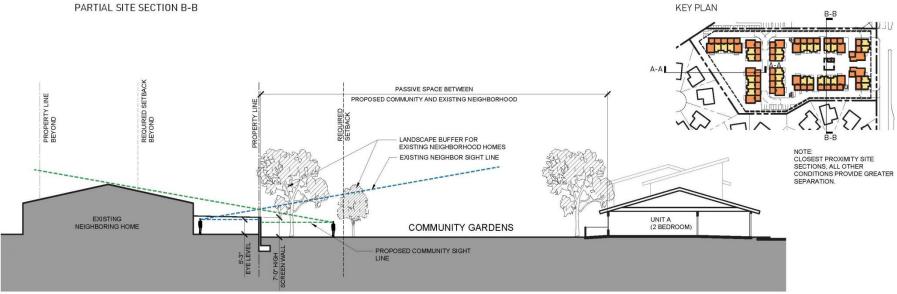






# Site Sections & Sightlines





PARTIAL SITE SECTION A-A





#### View of Interior Residential Driveway







# View from Courtyard & Community Garden







#### View of La Sierra Avenue







#### Property Management Staff

- 1 FT manager who lives onsite
- 1 FT maintenance manager
- 1 FT porter
- Regional Manager visits weekly during lease up, then every other week thereafter

#### Preventive Maintenance

- Regular exterior and interior inspections
- Security cameras
- Bi-annual inspections of every unit
- Tailored Preventative Maintenance
   Schedule, detailing the on-site systems along with inspection / cleaning / maintenance schedules
- Community Report cards are mailed to each household after they move-in and then annually for a follow-up

# Property Management: Solari Enterprises

Meta's hands-on management provides constant real-time feedback regarding all aspects of property operations.





#### **Residential Selection Criteria**

- Local Preference
  - Riverside residents w/ in the Alvord School District
- Credit, criminal, and eviction checks
- In-home visits
- Affordable tenants must income qualify
- WORKING CLASS FAMILIES: pre-school teachers, pharmacy technicians, teachers assistants, nursing assistants, medical technologists, retail workers, service industry workers, emergency services providers, etc...

# Property Management: Solari Enterprises

Meta's hands-on management provides constant real-time feedback regarding all aspects of property operations.





#### **Larger Community Engagement**

- Management schedules quarterly
  meetings for residents to come together
  to meet. We invite guest speakers to the
  meetings, such as the local Police
  Department, Fire Department,
  American Red Cross and various
  representatives from City Hall, such as
  Community Services, Parks and
  Recreation, and Library to discuss what
  the city has to offer.
- Annually management encourages resident participation in the NAHMA Drug Free Calendar Contest and AHMA-PSW Scholarship Contest in additional to other resident services.

# Property Management: Solari Enterprises

Meta's hands-on management provides constant real-time feedback regarding all aspects of property operations.





#### **Onsite Service Provider**

- Strengthen connection between property population and surrounding neighborhood
- Foster strong sense of community within development
- Increase longtime occupancy
- Emphasizes social, recreational and life-enriching services
- Services include
  - After-school Tutoring, Homework Assistance, Academic Enrichment
  - Computer Training
  - Health & Nutrition Programs
  - Community Gardening Programs
  - Music/Arts/Crafts
  - Neighborhood Watch Program

# Tenant & Neighborhood Enrichment

Meta's projects are unique in the level to which they engage their tenants in activities such as tutoring, wellness, safety, and art.







#### **Community Goals**

#### Product Type, Density & Scale

- May be attached or detached
- Low-density supported (11 Du/acre comparable to single family density)
- Consistency with surround neighborhood context

#### Site Design

- Ensure privacy to adjacent neighbors
- Single-story scale adjacent to existing residential
- Clustering height, and buildings towards "the Meadow"

#### Architectural Style

- High quality architectural detailing
- Respecting traditional architectural style

#### Property Amenities

- Residential garden areas
- Enclosed 2-car garages to accommodate bicycle storage
- Playgrounds for children (tot lot + older children play)
- Dog park
- Heavily landscaped property throughout, including perimeter landscaped screening
- Environmentally sensitive measures
- "The Barn" Community building with support services





# Development Experience









# Meta Housing Corporation

- Meta is a mission-driven, forprofit organization whose communities cultivate pride, resilience, and happiness, not just in our city and financing partners, but in the thousands of residents who call Meta communities home
- Developed more than \$1.4 Billion in housing, or 6,000 homes, since 1993
- Won 9% tax credits each year since 2003, for 40 9% awards
- Community Outreach
- Strong Relationships with Public Partners – we finish projects!
- Long Term Ownership









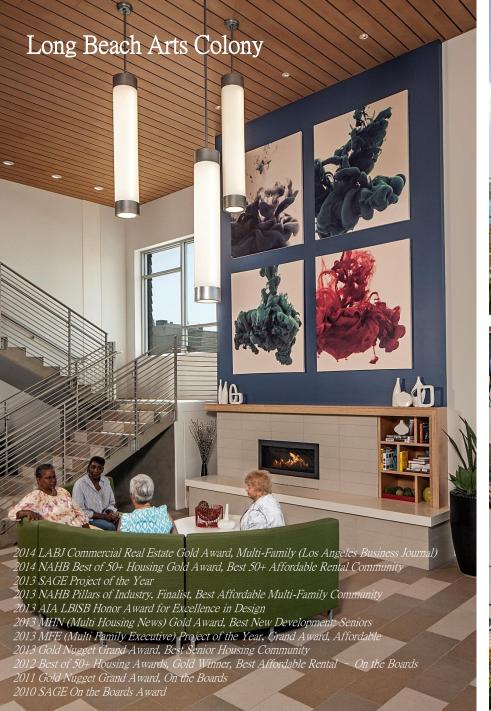




# Design Experience











#### Mosaic Gardens at Monterey Park

















